

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT OF
PARK GLEN ESTATES SUBDIVISION BY THE CITY OF O'FALLON, ILLINOIS**

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in the City of O'Fallon as a single-family subdivision zoned SR-2; and

WHEREAS, this preliminary plat approval is subject to an annexation agreement between the developer for this property and the City of O'Fallon.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF O'FALLON AS FOLLOWS:**

- 1) Approval. The Park Glen Estates Subdivision Preliminary Plat, as proposed by the subdivider, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved; and
- 2) Park Dedication Fee. The City agreed to exchange the Land Contribution Dedication requirement in the amount of \$213,894 for equivalent consideration of the reduced purchase price toward a portion of the 200 acre parkland which is directly across the street from the Development Parcel.
- 3) Left Turn Lane. The Developer shall construct a northbound left turn lane on Porter Road ("Left Turn Lane"), which shall be designed and constructed by the Developer to urban roadway standards at the primary entrance to the development south of the electrical substation. If the Left Turn Lane is not warranted for construction, based upon the applicable traffic studies, the City shall provide annexation fee credits in an amount up to 1/3 of the construction cost of the Left Turn Lane and the Developer shall pay two-thirds (2/3rds) of the construction costs. The Developer shall pay the full cost of the Left Turn Lane if the construction of the Left Turn Lane is so warranted.
- 4) Pedestrian Crossing. The Developer shall construct a pedestrian crossing as part of the final plat. It shall be built or secured with a Letter of Credit or bond prior to 50% of the lots being developed with homes.
- 5) Lots 227-230. The Developer shall hold Lots 227-230 in abeyance for a period of up to 5 years from the effective date of the annexation agreement, with no permits authorized for those four lots unless otherwise agreed to by the Developer and the City.
- 6) Landscaping Requirement. The Developer shall install a landscape buffer, minimum 42" in height, along the existing Taylor Road and along Porter Road, per the subdivision ordinance. A landscaping buffer will also be provided by the developer on those lots backing up to the existing electrical substation.

- 7) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 8) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2005.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk